## LOT LINE MODIFICATION FOR BELOW THE BRIDGE



Situate Town Of East Hampton Suffolk County, New York

SCALE: 1" = 50'

Owner and Developer:

Below the Bridge Black LLC Below the Bridge Blue LLC Below the Bridge Gold LLC

AREA: 169.066 sq.ft. or 3.8812 acres
ZONING DISTRICT: Commercial Industrial
FLOOD ZONE: "X"
NUMBER OF LOTS: 4
SCHOOL DISTRICT: East Hampton
FIRE DISTRICT: East Hampton
UTILITIES: L.I.P.A.. Verizon
(All utilities installed underground
in accordance with Public Service
Commission regulations.) Commission regulations.)

PROPERTY FORMERLY KNOWN AS: LOTS I - 10 incl., BLOCK 13 P/O LESTER AVENUE LOTS I - 51 incl., BLOCK 14 P/O TALMAGE AVENUE LOTS 3 - 10 incl. & LOT 16, BLOCK 15 P/O BAKER AVENUE Map Of MONTAUK HEIGHTS

This is to certify that this subdivision map has been approved as provided by Artical 16 of the Town Law.

Filed August 3. 1911 as map no. 11

Date of approval:

Section 3

Date of certification:

Town of East Hampton Planning Board:

Chairman or Vice Chairman

No offer of dedication of the streets or reserved areas. as they appear on this plat, is made to the public, nor is the Town of East Hampton in any way responsible for their maintenance.

I hereby certify that this map is made from an actual survey completed March 28, 2015 and that all concrete monuments have been set as shown: and that all lots on this map are in conformance with the requirements of Zone "Cl" of Chapter 255. Zoning. of the Town Code or Chapter 193. Open Space. of the Town Code.

David L. Saskas, L.S., N.Y.S. Lic. No. 049960

Existing Flow

352 SF (Office - Non-Medical) x 0.06 g/sf/d = 21 gpd

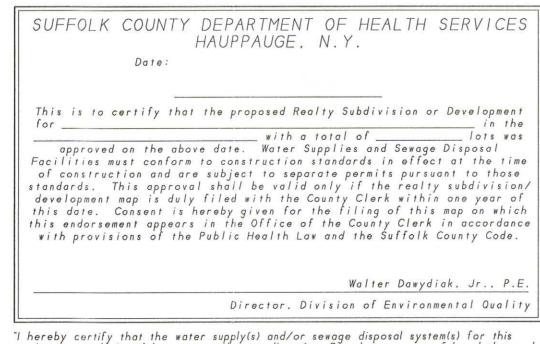
Allowable Flow (Groundwater Management Zone IV)

Lot 1 - 0.9701 x 600 - 582 gpd Lot 2 - 0.9694 x 600 - 582 gpd Lot 3 - 0.9703 x 600 - 582 gpd Lot 4 - 0.9714 x 600 - 583 gfd TOTAL FLOW - 2329 gpd

## CLEARING CALCULATION:

Existing Limits of Clearing: 169.477 sq.ft. or 97.70%

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, sub-division 2 of the N.Y.
- 2. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid
- 3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the Title company, governmental agency and Lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- 4. Underground improvements or encroachments, if any, are not shown hereon.
- 5. The existence of right of ways, wetlands and/or easements of record, if any,
- 6. All natural features shown on survey, including but not limited to Bluff Crest. Clearing, and Wetlands should be verified with the appropriate regulatory agency.
- 7. Elevations shown are based on USC & GS datum. (NAVD 1988)



"I hereby certify that the water supply(s) and/or sewage disposal system(s) for this project were designed by me or under my direction. Based upon a careful and thorough study of the soil, site and groundwater conditions, all lots, as proposed, conform to the Suffolk County Department of Health Services construction standards in effect as of this

David Rhoades. PE (NYS Lic. No. 092730)

Date of Signing

TEST HOLE September 13. 2005

O' - 4' Brown silty sand SM

BEARING S 59°24'30 E

N 59°24'30"W

N 59° 24 '30 'W

indicates set stake.

indicates found iron pin.

∞ indicates fire hydrant.

indicates set 12° iron pin.

Typical Lot

House

N 30° 35 . 30 E N 30° 35' 30"E

L 6 N 59° 24' 30' W

L 7 N 15°52'47"E

L 8 N 15°52'47"E

23.00

20.00

23.00

30.49

41.36

41.36

L Water Main

